

File No: 04-433

BK 0470PG0260

Prepared By & Return To:
Bridgforth & Buntin
P. O. Box 241
Southaven, MS
(662) 393-4450

STATE MS.-DE SOTO CO.

APR 22 11 07 AM '04

WARRANTY DEED

470 PG 260
CLK.

RONALD D. AJAX, ET UX

GRANTOR(S)

TO

JASON K. COLEMAN, ET UX

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, RONALD D. AJAX and wife, JANIE B. AJAX, does hereby sell, convey and warrant unto JASON K. COLEMAN and wife, CYNTHIA N. COLEMAN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect; and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS my signature this the 14th day of April, 2004.

Ronald D. Ajax
RONALD D. AJAX
Janie B. Ajax
JANIE B. AJAX

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 14th day of April, 2004, within my jurisdiction, the within named RONALD D. AJAX and wife, JANIE B. AJAX, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:
8-13-06

Tiffany C. Bridgforth
NOTARY PUBLIC

Grantor Address & Phone:
420 Clarence Street
Mountain View, AR 72560
Home: 870-269-2112
Work: N/A

Grantee Address & Phone:
570 Timberlane East
Hernando, MS 38632
Home: 662-429-3412
Work: 662-404-0147

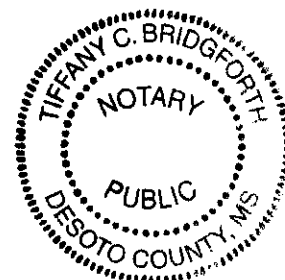


EXHIBIT "A"

Commencing at the commonly accepted southwest corner of the northeast quarter of Section 26, Township 3 South, Range 8 West, Desoto County, Mississippi being a old 1" pipe being known as the old Yates pipe, said point being the POINT OF BEGINNING; thence N 0°50'01" E along the east line of the old Breedlove place, a distance of 2322.94 feet to a 1/2" rebar set in the south line of Robertson Gin road; thence N 61°17'02" E along said south line, a distance of 87.78 feet to the point of curvature of a tangent curve, concave to the northwest, having a radius of 1373.22 feet and a central angle of 12°39'23"; thence northeasterly along said curve, a distance of 303.34; thence N 48°37'40" E, a distance of 272.85 feet to a old 1" pipe found driven flush with the ground at the north edge of an old axle; thence S 0°50'01" W, a distance of 1898.35 feet to a old 1" pipe found; thence S 0°47'38" W, a distance of 821.67 feet to a old pinched top pipe found; thence N 89°55'23" W, a distance of 524.37 feet to the POINT OF BEGINNING; said described tract containing 30.086 Acres, more or less.